



HIGH BEACONS
CROWBOROUGH - £799,500



High Beacons

Beacon Road, Crowborough, TN6 1AZ

**Large Reception Hall - Downstairs Cloakroom - Study
Sitting Room - Conservatory - Dining Room - Family Room
Kitchen/Breakfast Room - Utility Room - Galleried Landing
Five Bedrooms - En Suite Bathroom - En Suite Shower
Room - Family Bathroom - Gas Fired Central Heating
Double Glazed Sash Windows And Doors - Private Front
Driveway & Double Garage - Good Sized Landscaped
Gardens With Summer House**

An exceptionally spacious and beautifully appointed modern detached family house situated in a convenient location close to the town and within easy reach of local schools. As we are experiencing increasing demand for properties within this location, and in view of this particular property's presentation, we have no hesitation in recommending an early appointment to view.

COVERED ENTRANCE PORCH:

Brick paving leading to upvc front door provides access into:

RECEPTION HALL:

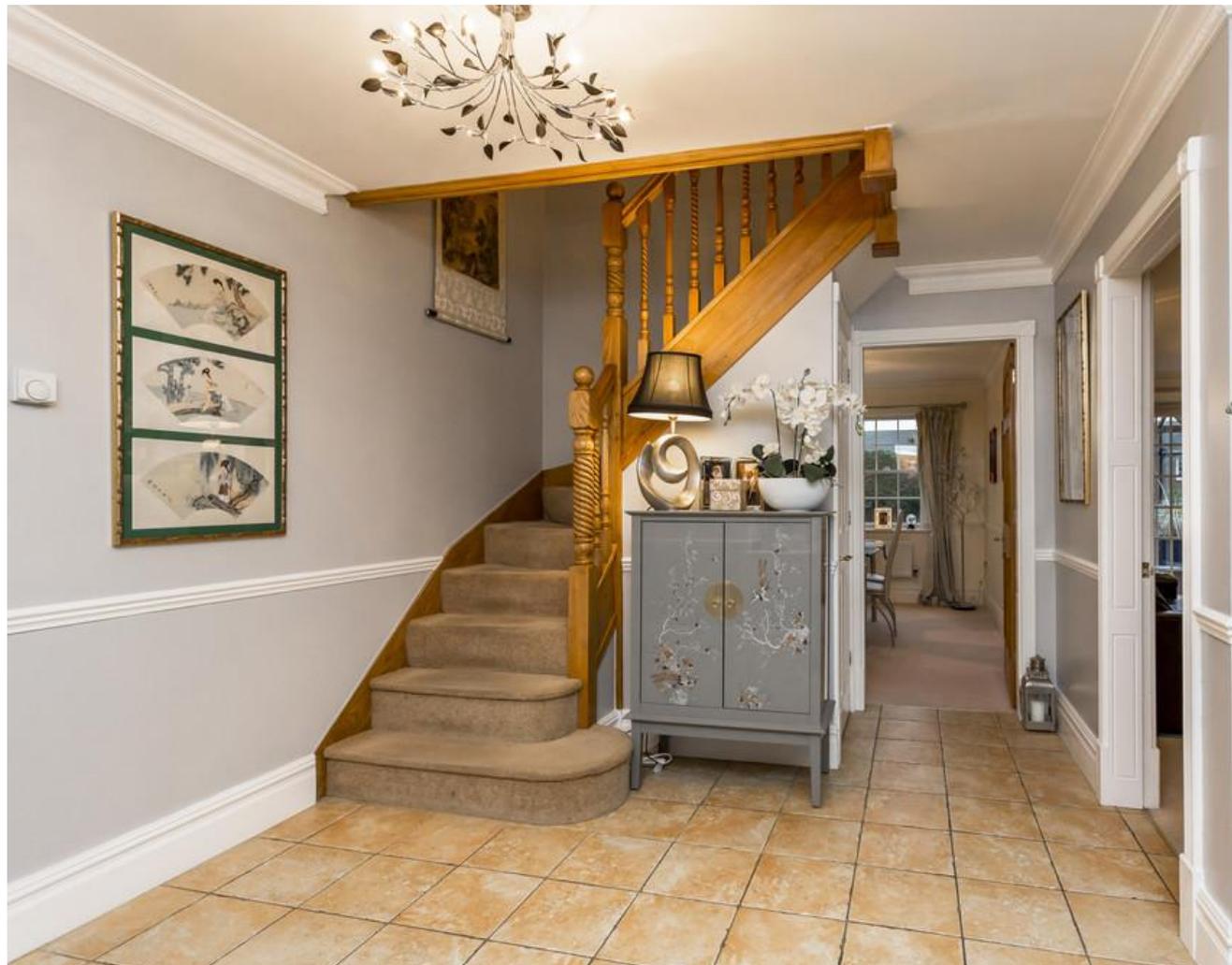
Large reception hall with tiled flooring, ceiling rose and cornicing, radiator and thermostats, wall mounted alarm, understairs cupboard and an oak balustrade stairway rise to the first floor.

FAMILY ROOM:

Currently used as a tv room with fitted carpet, radiator with thermostat, telephone & tv points and sash windows into bay.

DOWNSTAIRS CLOAKROOM:

Low level wc, wall mounted wash hand basin, inset LED lighting, tiled flooring, radiator and obscured sash window to side.





STUDY:

Radiator, fitted carpet, tv & telephone points and sash window to side.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with granite work tops and tiled splashbacks, inset 4-ring gas hob with AEG oven under and extractor fan over, inset one and half bowl stainless steel sink with swan neck mixer tap, two radiators with thermostats, space for large American style fridge/freezer, seating area, tv & telephone points, inset LED spot lighting, tiled flooring and three sash windows overlooking the garden and side.

UTILITY ROOM:

Range of base units with work tops over along with stainless steel sink with swan mixer tap, radiator with thermostat, wall mounted Potterton gas boiler, separate spaces for a washing machine and tumble dryer and Upvc glass panelled door opening to the side.

DINING ROOM:

Ceiling rose and cornicing, dado rail, radiator with thermostat, fitted carpet and two large sash windows to rear overlooking the patio.

SITTING ROOM:

Feature fireplace with sandstone mantel, surround and hearth together with an inset iron basket, tv & telephone point, two radiators, ceiling rose and cornicing, large double glazed Upvc sliding doors opening to the conservatory and sash windows to side and rear.

CONSERVATORY:

Dwarf brick wall with wood surrounds, power points and doors to rear garden.

GALLERIED FIRST FLOOR LANDING:

A light and spacious landing with access to loft via ladder, large cupboard with hot water tank, ceiling rose and cornicing, smoke detector and sash window to front.

BEDROOM:

Built in wardrobe cupboards, radiator, fitted carpet and two sash windows to rear.

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Built in wardrobe cupboard, radiator with thermostat and two sash windows to rear.

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Built-in wardrobe cupboard with hanging rail and storage above, radiator with thermostat and two sash windows to front.

MASTER BEDROOM:

Dressing area with extensively fitted wardrobe cupboards to both sides, tv point, three radiators, fitted carpet, dual aspect with sash windows to front and side and door to:

EN SUITE BATHROOM:

Enclosed fully tiled shower cubicle, panelled bath with tiled surrounds, dual flush low level wc, wash hand basin, shaver point, inset LED lighting, extractor fan, radiator with thermostat and obscured sash window to side.

GUEST BEDROOM:

Built in wardrobe, fitted carpet, two radiators, tv point, two sash windows to rear overlooking the garden and door to:

EN SUITE SHOWER ROOM:

Enclosed fully tiled shower cubicle, low level wc, pedestal wash hand basin, shaver point, radiator, tiled flooring and obscured window to side.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and shower attachment over, low level wc, wall mounted wash hand basin with shaver point, radiator with thermostat, tiled flooring, LED spot lighting and obscured window to side.

OUTSIDE:

A new five bar timber gate and fencing to the front of the property leads to a private pea shingle driveway providing off road parking for several vehicles with a further additional car port area for additional parking. In addition there is a double garage with up-over door, power and light and personal timber door to rear. A lattice timber gate opens to a large ornamental pond currently stocked with fish, a patio area and all surrounded by close boarded fencing, trees and shrubs and side access is via a timber gate.

To the rear is an attractive private landscaped garden and a large paved terrace ideal for outside entertaining together with a wooden pergola. The remainder of the garden is laid to lawn with various paved seating areas and use of an attractive timber summerhouse with power and light and currently used as gym.



SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon, Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers & eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of both Brighton and Eastbourne are situated approximately one hours drive away and Gatwick Airport can be reached in approximately 45 minutes drive.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 665666.





High Beacons, Beacon Road, Crowborough TN6 1AZ

Total Area: 278.4 m² ... 2996 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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